

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

APRIL 14, 2016

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 14th day of April, 2016. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Erin Williford
Andy Sherrer
Dawn Jourdan
Dave Boeck
Tom Knotts
Neil Robinson

MEMBERS ABSENT

Roberta Pailes
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
David Riesland, Traffic Engineer
Drew Norlin, Asst. Development Coordinator

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Item No. 2, being:

CONSENT ITEMS

Item No. 3, being:

APPROVAL OF THE MARCH 10, 2016 REGULAR SESSION MINUTES

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Dave Boeck moved to approve the Minutes of the March 10, 2016 Regular Session as presented.
Dawn Jourdan seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

Sandy Bahan, Erin Williford, Andy Sherrer, Dawn Jourdan,
Dave Boeck, Tom Knotts, Neil Robinson

NAYES

None

MEMBERS ABSENT

Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion, to approve the March 10, 2016 Minutes as presented, passed by a vote of 7-0.

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Item No. 4a, being:

R-1516-3 – STEPHANIE O'HARA LIVING TRUST, DIRK O'HARA, TRUSTEE, AND O'HARA INVESTMENTS, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM PARKLAND/OPEN SPACE DESIGNATION TO LOW DENSITY RESIDENTIAL DESIGNATION FOR 0.41 ACRES OF PROPERTY LOCATED AT THE END OF ECHO TRAIL, ABUTTING THE TRAILS GOLF COURSE.

and

Item No. 4b, being:

O-1516-1 -- STEPHANIE O'HARA LIVING TRUST, DIRK O'HARA, TRUSTEE, AND O'HARA INVESTMENTS, L.L.C. REQUEST REZONING FROM PL, PARKLAND, TO R-1, SINGLE FAMILY DWELLING DISTRICT, FOR 0.41 ACRES OF PROPERTY GENERALLY LOCATED AT THE END OF ECHO TRAIL, ABUTTING THE TRAILS GOLF COURSE.

and

Item No. 4c, being:

O-1516-30 -- DIRK O'HARA REQUESTS VACATION AND CLOSURE OF THE 17' UTILITY EASEMENT GENERALLY LOCATED ALONG THE SOUTHWEST BOUNDARY OF LOT 1, BLOCK 3, SMOKING OAKS SOUTH SECTION 2.

and

Item No. 4d, being:

PP-1516-1 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY DIRK O'HARA (SMC CONSULTING ENGINEERS, P.C.) FOR O'HARA ADDITION, FOR 0.9188 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MEADOW AVENUE AND ECHO TRAIL.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Request for Postponement

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to postpone Resolution No. R-1516-3, Ordinance No. O-1516-1, Ordinance No. O-1516-30, and PP-1516-1, the Preliminary Plat for O'HARA ADDITION, to the May 12, 2016 Planning Commission meeting. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Erin Williford, Andy Sherrer, Dawn Jourdan, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Roberta Pailles, Chris Lewis

Ms. Tromble announced that the motion, to postpone Resolution No. R-1516-3, Ordinance No. O-1516-1, Ordinance No. O-1516-30, and PP-1516-1 to the May 12, 2016 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 5, being:

O-1516-31 – SASSAN MOGHADAM AND FOUNTAIN VIEW NORTH DEVELOPMENT, L.L.C. REQUEST AMENDMENT OF THE PLANNED UNIT DEVELOPMENT (PUD) ESTABLISHED IN ORDINANCE NO. O-1112-23, AS AMENDED BY ORDINANCE NO. O-1213-35, TO AMEND THE SITE PLAN FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 48TH AVENUE N.W. AND TECUMSEH ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. PUD Narrative
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – Sassan Moghadam and Fountain View North Development, L.L.C. is requesting amendment of the site development and PUD Narrative established by Ordinance No. O-1112-23, and amended by Ordinance No. O-1213-35. This is at the southeast corner of 48th Avenue N.W. and Tecumseh Road. This is the subject tract, already zoned PUD. This is an aerial – Tecumseh Road, 48th Avenue N.W. This is the site. This is looking to the west on Tecumseh to 48th; the site is over here to the south. This is looking back to the east on 48th; this is right now the end of what has been built out of Fountain View. And looking back to the south – some established homes. This is the complete site. The site is 9.48 acres. Basically, what this amendment consists of is going from the approved seven lots for large, executive-style homes, to four lots and the open space will be contained within each lot, instead of having a common area of open space. This is an existing house that has been purchased; this is included in this 9.48 acres. The pond to remain as stated on the site plan right now. This is looking back to the south off of Tecumseh Road. This is the property – single-family home – to the east of the site. And this is looking back south; this is a road that was for an oil well that has been capped and no longer in use. These are the homes across the street – large single-family homes on the north side of Tecumseh Road. This is the approved preliminary plat and site plan for this 9.48 acres. It was seven lots with one entrance off of Tecumseh. And this is the proposed – so four lots all have individual access to the lots off Tecumseh and 48th. There are two existing curb cuts on Tecumseh; they are going to basically line up with this existing, and these will be two additional curb cuts that will meet the traffic engineering standards from distance from the intersection. The open space diagram: as you can see, there's not common open space; it's all individually contained on these lots. Open space is approximately 7.07 acres, so 75% open space. Staff does support and recommends approval of Ordinance No. O-1516-31. I'd be happy to answer any questions. The applicant is here with a presentation.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, 136 Thompson Drive, representing the applicant – There is really very little I'm going to add to this. I'm going to just show you one slide, and that's the difference. What you see on the left is what was approved in May of 2013; on the right is what we're asking for tonight. It's as simple as that. We're going from seven homes to four. And we request your approval and we appreciate that very much tonight. If you have any questions, I'm happy to answer them. Thank you.
2. Mr. Boeck – The original was so well-organized.
3. Mr. Rieger – It was a nice little array and now we're doing a little bit more eclectic.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

*Dave Boeck moved to recommend adoption of Ordinance No. O-1516-31 to the City Council.
Sandy Bahan seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Erin Williford, Andy Sherrer, Dawn Jourdan, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Roberta Pailes, Chris Lewis

Ms. Tromble announced that the motion, to recommend adoption of Ordinance No. O-1516-31 to the City Council, passed by a vote of 7-0.

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Item No. 6, being:

MISCELLANEOUS COMMENTS

None

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Item No. 7, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 6:39 p.m.



Norman Planning Commission